

**ALDHAM MILL FARM, BARNSLEY ROAD,
WOMBWELL**

**FORMAL SUBMISSION FOR VARIATION OF SECTION
106 AGREEMENT**

OFFICER REPORT

One letter of objection received.

Site Description

The application site comprises a field sited within the building group at Aldham Mill. Aldham Mill bungalow is to the east, an agricultural building to the west and stables to the north. The site is on a gentle slope of the hillside ^{below} between the dwellings at Pearson Crescent and the line of the trans-pennine trail on a disused railway embankment to the south-east. The River Dove is just to the north-west of the application site.

The site is accessed off Barnsley Road, via a track which serves the existing farm group, which includes riding stables and the recently converted listed barn group at Aldham Mill.

Proposals

Members may recall that this application was deferred from the 14 January PRB meeting. Negotiations have secured amendments to the scheme which have resolved the reasons for refusal previously recommended.

The proposal is for a purpose built indoor riding centre. The building comprise a 25 metres by 50 metres dressage arena (with a total height of 7 metres) and an extension providing reception, toilet, kitchen, coffee/café and storage in a 9.5 metre by 11.5 metre extension with a total height of 4.75 metres.

Information submitted in support of the application ~~and agreed in negotiations~~ indicates that the riding centre would only be used for small groups of riders at any one time and that existing facilities provided in an agricultural building and on an approved outdoor dressage arena would cease to be used commercially. *These matters are proposed to be secured by means of a Section 106 Agreement*

Policy Context

UDP - Green Belt, Policy GS7, development will not be permitted unless it maintains the openness of the Green Belt.

UDP - Green Belt, Policy GS8, essential facilities for outdoor sport or recreation are normally acceptable.

UDP Policy T2A - points of access serving new development must be designed to an appropriate standard.

UDP - Policy ES3 - the Council, in conjunction with the EA will use its powers and influence to prevent pollution of all surface and underground water and seek to improve their quality.

PPG2 Green Belts - defines appropriate development, the need to protect both openness and the appearance of the countryside.

Consultations

Transportation - Recommends that on the basis of the revised submission, indicating that the level of traffic would be similar to that generated by the existing outdoor menage, refusal of the application on highway safety grounds could not be substantiated.

Environment Agency - no objections subject to conditions.

Environmental Health - no comments.

Deame and Dove Internal Drainage Board - request condition that any culverted watercourse found below the site of the building, if still in use, should be diverted round the building.

no objection

Representations

One letter of objection raise issues relating to:-

- Inappropriate (non-agricultural) building proposed in green belt.
- Major impact on appearance of area, which would ruin enjoyment of home/garden of neighbours.
- Noise of traffic and riding centre.
- Road safety - existing problems of traffic congestion arising from vehicles waiting to turn right into Aldham Mill Farm off Barnsley Road.

Assessment

Material considerations

Principle of development

Appearance

Highway safety

Residential amenity

Principle of development - essential outdoor facilities for outdoor sport/recreation in the Green Belt are acceptable in principle. PPG2 explains that essential facilities should be genuinely required for uses of land which preserve the openness of the Green Belt with an emphasis on small scale. In the circumstances, it is concluded that the scale of the proposed building and its setting within an existing building group would result in no significant harm to the openness of the green belt.

Appearance - the proposed building is a substantial structure which is proposed to be sited within the existing building group at Aldham Mill Farm, and tucked into the hillside. It is concluded that subject to conditions relating to the proposed materials and to require a landscaping scheme for the TPT boundary, the appearance of the building would be acceptable.

Highway safety - This is a ^{proposal for the} ~~substantial building with commercial~~ potential for gymkhanas and shows. However, the applicant has stressed that there are no such intentions. The level of use indicated suggested that there would be no significant change in the use of the existing access. As such it is concluded that highway safety conditions would not be significantly changed.

Residential amenity - the proposal may result in additional traffic noise for residents of the recently converted Aldham Mill. However, given the existing noise levels arising from proximity to Barnsley Road, it is concluded that this impact would not be significant. The additional manoeuvres of visiting traffic and servicing traffic around the building would not be likely to cause unreasonable levels of disturbance to local residents, particularly on the level of usage would be similar to existing

Recommendation

That subject to the following conditions and the satisfactory completion of a S106 agreement to secure:

1. The cessation of the commercial use of the existing outdoor menage.
2. The reversion to agricultural use of the adjacent building used for riding lessons.
3. A restriction on any use of the riding centre for public events, gymkhanas etc

planning permission be granted.

*and confirmed
an intention to
enter into a local
agreement to prevent
this.*